



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 6b

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Analyst

MEETING DATE: April 6, 2015

SUBJECT: Current and Future Proposals

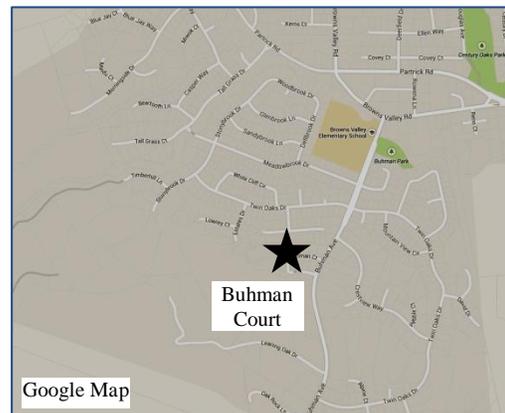
INFORMATION

There are currently three active proposals on file with LAFCO of Napa County (“Commission”) and two anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of active and anticipated proposals follows.

ACTIVE

Buhman Court No. 1 Annexation to the Napa Sanitation District

The landowner of a 13.9 acre incorporated parcel at 38 Buhman Court in west Napa has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to develop the property with one single-family residence that would be connected to the District’s public sewer system as contemplated in a tentatively approved development plan with the City of Napa. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without impacting existing ratepayers. This item will be considered for formal action as item 8a on today’s agenda.



Joan Bennett, Chair
Councilmember, City of American Canyon

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

Diane Dillon, Vice Chair
County of Napa Supervisor, 3rd District

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Peter Banning
Interim Executive Officer

ANTICIPATED

Annexation of 40 Garfield Lane to the Napa Sanitation District

A representative for an interested landowner of a 1.0 acre incorporated parcel located at 40 Garfield Lane has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to further develop the lot to include up to six single-family residences as contemplated in a tentatively approved infill development project that would be connected to the District. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. A complete annexation application is expected to be submitted to staff in the near future. This item may be considered for formal action as early as the Commission's next regular meeting.



Napa Pipe Sphere of Influence Amendment and Annexation to the City of Napa

The Napa Pipe area is comprised of two parcels totaling 155 acres located on the east bank of the Napa River approximately three miles south of downtown Napa. The area is contiguous to and surrounded on three sides by the City of Napa's present boundary. Access to the site is exclusively by means of the City's street network, most notably Kaiser Road west of the Napa Vallejo Highway. A portion of the site (18.5 acres) at the southern end is already within the City's sphere of influence. The site is flat with industrial and office park uses to the east and south. Part of the site and adjacent areas are wetlands. The City has reached an agreement with the County of Napa outlining various procedures relating to the development and timing of the project. The Napa Pipe project is highlighted by the inclusion of a Costco (or similar) retail store, a 150-unit continuing care retirement center for seniors, a 150-room hotel, parks and open space, and up to 945 residential units. The City of Napa is expected to submit an application during the current calendar year to amend its sphere of influence and annex the Napa Pipe site. The County has already certified a final environmental impact report reviewing and analyzing all potential environmental impacts associated with the Napa Pipe project. The City of Napa would be lead agency for the sphere of influence amendment and annexation under CEQA.

